042.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,600 / 975,600
					USE VALUE:	975,600 / 975,600
					ASSESSED:	975,600 / 975,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105	-107	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONUGLI DELIA & WILLIAMS SUSAN
Owner 2:	TRS/79 BARTLETT AVE NOMINEE TR
Owner 3:	
Street 1:	79 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BONUGLI DELIA -
Owner 2:	-
Street 1:	79 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2768 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5500.000	502,500	5,100	468,000	975,600
Total Card	0.126	502,500	5,100	468,000	975,600
Total Parcel	0.126	502,500	5,100	468,000	975,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.46 /Parcel: 352.46

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 28892

GIS Ref

GIS Ref

Insp Date 11/29/18

!3519!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	502,500	5100	5,500.	468,000	975,600		Year end	12/23/2021
2021	105	FV	480,600	5100	5,500.	468,000	953,700		Year End Roll	12/10/2020
2020	105	FV	480,700	5100	5,500.	468,000	953,800	953,800	Year End Roll	12/18/2019
2019	105	FV	373,400	5100	5,500.	497,200	875,700	875,700	Year End Roll	1/3/2019
2018	105	FV	373,400	5100	5,500.	362,700	741,200	741,200	Year End Roll	12/20/2017
2017	105	FV	351,300	5100	5,500.	315,900	672,300	672,300	Year End Roll	1/3/2017
2016	105	FV	351,300	5100	5,500.	269,100	625,500	625,500	Year End	1/4/2016
2015	105	FV	315,000	5100	5,500.	263,300	583,400	583,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:11:58

LAST REV

Date	Time
10/06/21	12:07:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3519

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONUGLI DELIA,	33003-157	1	6/5/2001	Convenience	99	No	No		
KIERNAN THOMAS	7863-328		2/12/1952		20,500	No	No		Pellegrino Bonugli dod 3/21/1995

USER DEFINED

Prior Id # 1:	28892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2006	79	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	189	PATRIOT
3/21/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	468,002	Spl Credit		Total:	468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07202566
Const Adj.:	0.98000199
Adj $ / SQ:	189.106
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728214
Depreciation:	225746
Depreciated Total:	502468

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	3	1	
1	5	2	
Totals			
3	14	5	

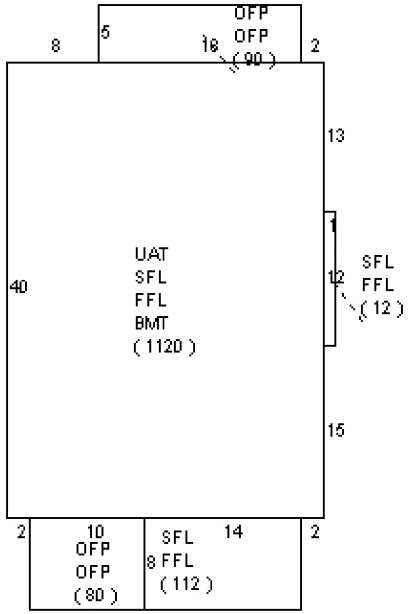
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.11
Special Features:	0	Val/Su Net:	118.85
Final Total:	502500	Val/Su SzAd	201.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	189.110	235,247
SFL	Second Floor	1,244	189.110	235,247
BMT	Basement	1,120	56.730	63,540
OFP	Open Porch	340	20.930	7,115
UAT	Upper Attic	280	132.370	37,065

Net Sketched Area:	4,228			Total:	578,214
Size Ad	2488	Gross Area	5068	FinArea	2768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc